

Detached Accessory Structures

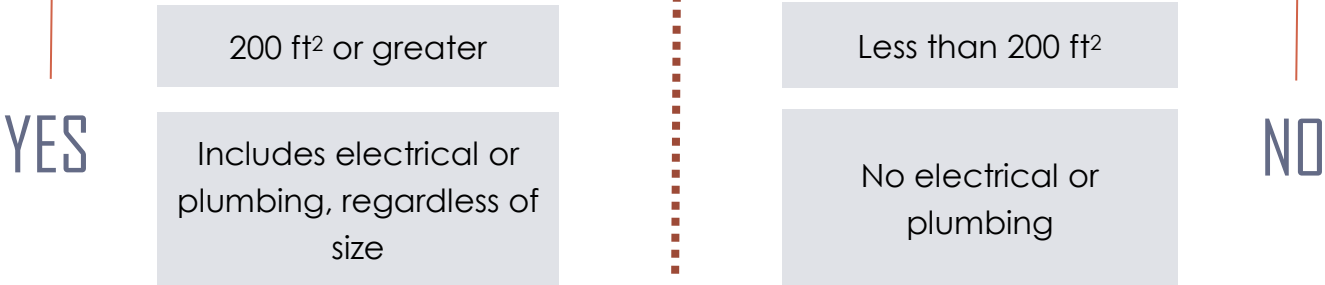
A detached accessory structure is defined as a subordinate structure accommodating an accessory use which is not physically attached to and separated from the primary building by at least 6 feet. Common examples include: sheds, garages, workshops, gazebos, verandas, patios, and covered patios.



For a detached accessory structure to be approved, the structure must meet the following criteria:

- ◆ Must be constructed after the primary residence
- ◆ Located a minimum 6 feet away from the house
- ◆ Located a minimum 4 feet away from the pool edge
- ◆ Cannot be located in the front yard or in front of the house
- ◆ May not be rented for business or residential use
- ◆ Cannot be located within a public utility easement (PUE)

Do I need a permit?



Location

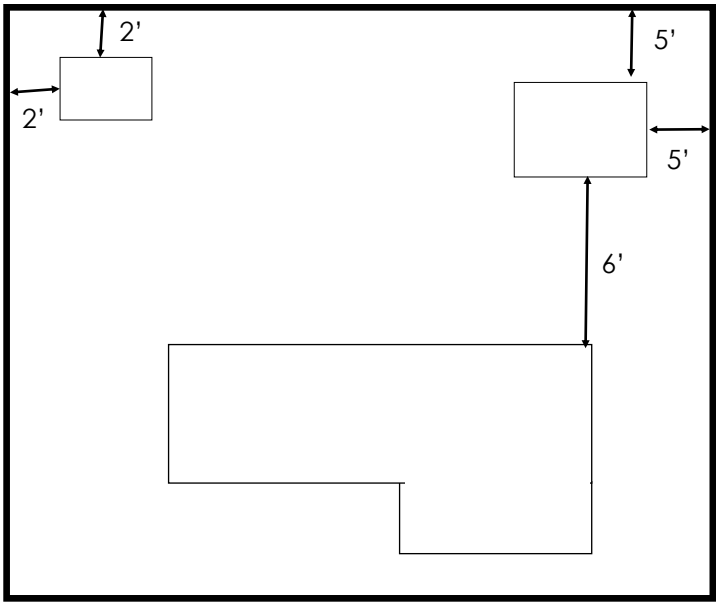


- Within required rear yard, outside of required side yard and in rear 1/4 of lot **15 ft** tall
- Within required rear and side yards and in rear 1/4 of lot **10 ft** tall
- Outside required rear and side yards, within building envelope **30 ft** tall
- Within required rear and side yards. Max. roof area of 200 ft² **8 ft** tall
- Located entirely within side yard. Max. roof area of 120 ft² **7 ft** tall

Size

The maximum size of your structure will depend on the zoning district in which you reside.

AG RS-43 & RS-90	The total roof area of all detached buildings cannot exceed 100% of the roof area of the house
DR-1 & DR-2 RS-6, RS-7, RS-9, RS-15 & RS-35 All RM with a single house	The total roof area of all detached buildings cannot exceed 50% of the roof area of the house



Structures **under** 200 ft² need to be a minimum of 2 feet from side and rear walls.
Structures **over** 200 ft² need to be a minimum of 5 feet from walls.
No structure can be located in a Public Utility Easement (PUE).